## MID-WESTCHESTER **FAMED FOR ROADS**

Bronx River Parkway Reservation Makes Section Easy of Access.

TRAIN SERVICE PRAISED

Highly Restricted Residential Districts Add to Value of Realty.

By CHARLES I. MARVIN

of Fish & Marvin. HERE is perhaps, no section near

New York that more thoroughly combines beauty and accessibility han does the central or hilly section of Vestchester county. The Harlem diviprovides exceptional service, and excellent roads, chief among them

sion provides exceptional service, and many excellent roads, chief among them being that running through the Bronx River Parkway, make the section easy of access to the motorist.

Just north of the New York line is Mount Vernon, but thirteen miles from the Grand Central Terminal. In addition to the Harlem division one may reach Mount Vernon by the New Haven or its subsidiary, the Westchester and Boston. Interurban trolley service is also provided. Trolleys connect Mount Vernon with other cities in Westchester, such as New Rochelle, White Plains and Yonkers. Mount Vernon in many respects is a residential suburb of New York. The city, however, boaste of a splendid shopping district, and a considerable number of manufacturing concerns are located there. Any one desiring to live in Mount Vernon has an ample choice from attractive small cottages, valued at \$19,000 to \$12,000 up to some of the most handsome and costly homes in the southern central portion of the councy.

homes in the southern central portion of the coungy.

The village of Bronxville lies just north of Mount Vernon, but fifteen miles from New York. The apartment in the country idea was there first developed on a large scale. There are more than 300 apartments, all within two or three minutes' walk of the station. The buildings are of a pleasing type architecturally and for the most part occupy large plots, thereby combining the many attractions of country life with the conveniences of the city. That these apartments are a great success is witnessed by the fact that with every apartment rented there is a waiting list of over 300 names. Plots in the best residential districts may be purchased for \$2,500 up and residences for \$15,000 up. Among the most recent sales made by my firm in the village are that of "Shadylawn" in Lawrence Park and sold for Charles Michols, Jr., vice-president of A. Schulte, the property being held at \$35,000, and a residence property in the Cedar Knolls section to Jesse Phillips, formerly Superintendent of Insurance, and held for \$22,000. Fish & Maryin have sold reperintendent of Insurance, and held for 320,000. Fish & Marvin have sold re-cently the Horan estate, known as "Earlont," one of the best known properties the section. The place was held for

### Scarsdale a Zoned Village.

Going north one next passes through
Cuckahoe and Crestwood, the former bening a prosperous town containing a
Come one has said, "There is one born
every minute." That old expression
once applied to those whose judg-

chester County. Truly Westchester is a golfer's paradise. Here is a list of the county sections are though three or four may have been takeness for \$11,000 up and larger sidences for \$25,000 to \$40,000. East though three or four may have been takeness for \$25,000 to \$40,000. East though three or four may have been takeness for \$25,000 to \$40,000. East though three or four may have been takeness for \$10,000 members. The larger country estates ranging in the larger country estates ranging in the larger country estates ranging in the larger country. Truly Westchester is a golfer's paradise. Here is a list of the country's golf clubs to date (although three or four may have been takeness three or four may have been three or four m ne acre to ten acres and are two stations in Scarsdate Scarsdate at the sound and Hartsdale at the north.

Near the Hartsdale station there is a development known as Greenacres, a highly restricted residential community. River

Near the Hartronian development known as Greenacted development developmen Woodway Country Club, Mount Risce Golf Club and about the city, one of the most decisive battles of the Revolutionary warking been fought at White Plains. Commuting facilities are of the best—the city being connected with New York Central and the Westchester and Boston. Excellent roads, including the Bronx River Parkway, also connect White Plains with New York and with the various towns in the county. Some of the handsomest country estates in the caunty are on the outskirts of the city. There has been great demand for properties ranging to price from \$20,000 to \$40,000.

Noted for Vast Estates.

Pleasantville is a village of \$,000 population, eight miles from White Plains and known as the "Home Village." It is the largest commuting center north of White Plains, and there are fifty homes at the present time under construction and being built by men commuting to New York daily. Plots averaging 50x100 feet are selling for \$760 up; residences for \$5,000 to \$15,000. A short distance that will prevent our having a dozen that will prevent

at the present time under construction and being built by men, commuting to New York daily. Plots averaging 50x100 feet are selling for \$700 up; residences of \$8,000 to \$15,000. A short distance east is a section known as Grand View Heights, which is highly restricted and contains homes ranging in prices from \$18,000 to \$30,000.

## PICTORIAL NEWS OF BUILDING AND REALTY FIELDS BUILDING GAINS ON



Workers are demolishing the old Tiffany Studies on the southeast corner of Madison avenue and Fortyfifth street, on which will be erected the Roosevelt Hotel, a twenty-two story structure, to contain 1,107 rooms. Stores, shops and offices will occupy the first floor. The plans were prepared by George B. Post & Sons, under the direction of the United Hotels Company of America. The hostelry will be operated by the New York United Hotels, Inc., Frank A. Dudley, president. The construction is in charge of the Thompson-Starrett Company.

### WESTCHESTER THE **GOLFERS PARADISE**

Thirty-seven Clubs With 12, 000 Members Within Confines of County.

By L. WARD PRINCE,

of Prince and Ripley. once applied to those whose later once a this city and its environs, and seventy New York, is the village of Scars-an entirely residential town ex-for a few stores clustered around the percent of them play golf in West-chester County. Truly Westchester is

more clubs in the next year or two is available land. There is not a great deal left and the price is getting hisher



First prize of a gold medal and a diploma awarded by the Fifth Avenue Association to the United States Mortgage Company, owner, for the new building, 940 Madison avenue, Henry Otis Chapman, architect.

# Hamlets of Westchester

Secretary and Manager Bronzville Office, Burke Stone, Inc.

ing the homes of thousands of N

velopment possible.
"Little Wall Street," as the Grand Central zone is now popularly known, nay be reached by electric train with mly one or two stops from any of our omes at Scarsdale, Creatwood, Tuckatoe or Bronxville, and one may enjoy

contains homes ranging in piece \$18,000 to \$30,000.

Chappaqua, two miles north of Pleasantylle, is a village noted for its large setates. Properties are sold mostly on an acreage basis for \$400 an acre up.

The section was originally given over to farming and many of Chappaqua's most attractive homes are old farm houses reclevized.

At Bronxville are found a series of November 21.

modernized.

Mount Kisco, thirty-seven miles from New York, has exceptional train facilities, the running time being a little more than an hour. The properties range from small homes to large country earlies comprising fifty to 200 acres. The elevation is extremely high and extensive views are obtainable.

Bedford Hills, which adjoins Mount Kisco, also contains many beautiful estates. The views are unexcelled. Acreage ranges in price from 3300 to \$500, and one of the oldest golf clubs in the county is in the section. Here are many alaces of historical interest, such as the cid Bedford court house, which was used in the days when Bedford was the county seat of Westchester county.

North of Bedford and Mount Kisco is through Proadway from the East River of Bedford and Mount Kisco is through Proadway from the East River from the East River front to the Einhurst-Corona section of Lawrence street and street corner of Lawrence s

URING the last fifteen years or more lower Westchester county has passed through a very complete and remarkable metamorphosis. What were the hamlets and rural districts along the Harlem Division of the New York Central Railroad are now thriving towns and flourishing cities, containing the homes of thousands of New I is not to the second the containing the homes of thousands of New I is not to the second the containing the homes of thousands of New I is not to the containing the homes of thousands of New I is not to the form Brown and the containing the homes of thousands of New I is not to the form Brown and the containing the homes of thousands of New I is not to the containing the homes of thousands of New I is not to the containing the homes of thousands of New I is not to the containing the homes of thousands of New I is not to the containing the form Brown I in the containing the form Brown I is not to the containing the form Brown I is not to the containing the form Brown I is not the containing the fall and winter.

it is only a half mile from Bronx-ville to Tuckahoe, where the last two years have seen remarkable growth and improvement. On the east side of the railroad are found homes ranging in price from \$8,000 to \$45,000. In that sec-tion building plots, with all improve-ments and without further special as-sessments, are available from \$1,200 to \$1,000 and up.



Virginia Manor, small estate at Malba-on-the-Sound, sold to Henry James of Manhattan.

HONORS BESTOWED

FOR BEST BUILDINGS

treet a syndicate of surgeons and physicians, which has purchased the property, formerly the home of John S. Huyler of confectionery fame, will erect a twenty-two story hotel-hospital from plans of Sugarman, Hess & Berger. The structure is expected to cost \$3,000,000. The' building will have ten operating rooms, 400 rooms for patients, special laboratories, etc. A feature will be promenades at the setoffs. It will be constructed by the National Constructors and Engineers, Inc. The syndicate has taken the name of the Physi-Surge-Rhue, Inc. George R. Hall is the president and L. M. Fox, the secretary. It has a capital of Become Thriving Towns | \$500,000 in preferred stock and 10,000 shares of its part of the Work on the building will be started within three weeks, according to M. Carl Levine, counsel to the syndicate. \$500,000 in preferred stock and 10,500 shares of no par common stock.

On the northwest corner of West End avenue and Seventy-second

## Scarsdale and Environs Show Rapid Development

timistic, and their statements or predictions are sometimes based more on imagination and hopes than on cold, hard facts. I am not essisted by imagination, however, when I say that conditions along the Harlem Railroad and the beautiful valley of the Bronz way to-day, and sales already under way to-day, and sales already under way to-day, and sales already under way to-day, home huvers in and the beautiful valley of the Bronx

make here and have brown far more searching of the senser's along the search and the street and the search and the street and

made to prospective home buyers in-dicate that at least sixty houses will

# EAST BRONX SHORE

Old Estates Thrown on Market Open Up Vast Number of Home Sites.

NEW SUBWAY GREAT AID

Housing Famine and Exemption Law Offer Favorable Opportunities to Sell.

the choice of a New York city fested to a degree in the last two years n the Throgs Neck, Pelham Bay Park and Eastern Boulevard sections of The and taxpayers' stores have been erected ince the dozen or so of old estates began to be sold at public auction.

The close proximity of Long Island Sound and Eastchester and Pelham bays has been the one big factor in the sales

The transforming building movements that have followed rapidly in the wake of these sales must be attributed in large measure to the influence of tax exemption and the benefits to be derived thereunder in the shape of a substantial saving in taxes yearly until

stantial saving in taxes yearly until April, 1932.

The third factor was the extension of the Lexington avenue-Peiham Bay Park subway in Westchester avenue to Peiham Bay Park with a station in Westchester Square at East Tremont avenue, the gateway to Throgs Neck. In that instance of rapid city growth the extension of the Lexington avenue subway was of first importance. Long before the section had transit facilities of any sort many of the wealthiest and most prominent families of New York purchased large tracts of land between Eastchester Boulevard and Long Island Sound for the establishment of residential estates.

Those large estates were preserved in

tial estates.

Those large estates were preserved in all their integrity from one generation to another, but with the advent of the subway and a 5 cent fare their owners were quick to realize that their properties almost immediately would be brought within the scape of the home builder's demand and that the adoption of the tax examption law by the sixty of

will H. Hays, president of the Motion Picture Producers and Distributors of America, presented the association's medals to the owners of the buildings, which were erected or altered in the year 1922, and which in the opinion of the board of directors, upon the recommendation of its committee on architectural harmony, deserved the same. The which were erected or altered in the year 1922, and which in the opinion of the board of directors, upon the recommendation of its committee on architectural harmony, deserved the same. The awarding of these medals was a hard task as there has been considerable building activity in the Fifth avenue section during the year.

The committee on architectural harmony of the association, under the chairmanship of Douglas L. Elliman, consists of Douglas L. Elliman, F. B.

Tremont avenue and East 177th street at Dewey avenue.

The committee inspected every building in which could possibly be considered in this connection, the lay members and the professional members making their inspections separately, after which they held a joint meeting and agreed to recommend to the board of directors the awarding of the medals to the following:

For New Buildings—First prize: Gold medal and diploma to the Realty Company for its building at 299 Madison avenue.

Second Prize—Silver medal and diploma to the Realty Company for the Thibaut Building at 299 Madison avenue.

For Altered Buildings—First Prize: Gold medal and diploma to Transition and Company for the Thibaut Building at 299 Madison avenue.

Second Prize—Silver medal and diploma to Gustavus T. Kirby for his building known as the American Art Association and Gallery at 571 Madison avenue.

The Architectural Harmony Commit—

Gold medal and diploma to Franking
Simon & Co, for their altered building
at 414 Fifth avenue,

Second Prize—Silver medal and diploma to Gustavus T, Kirby for his
building known as the American Art
Association and Gallery at 571 Madison
avenue.

The Architectural Harmony Committee in making the recommendation for
the altered buildings attached considerable importance to the locality in
which the building had been altered
with the view of determining the effect
on the locality.

Following the usual custom, a certifiFollowing the usual custom, a certifiSpencer property, sold recently by
Joseph P, Day at public auction.

### Following the usual custom, a certifi-cate of merit was issued to the follow-ing architects for the artistic qualities produced by them in the buildings for which the wards were made: Henry O. Chapman, as architect of the United States Mortgage and Trust Company building; Trowbridge & Leht-bach, architect of the Franklin Simon Building; Joseph D. Leland & Co., as architects of the American Art Associa-tion and Gallery Building. OFFER HOMESEEKERS CHEAP BUILDING PLAN Buyer Pays Rent of 1 Per Cent. a Month.

The Woll Breat's a the Great for section of the control of the con